

TABLE A-1: NUMBER OF VACANT & REDEVELOPABLE PARCELS BY SIZE

	117th	136TH	164th/ Columbia Tech Center	Battle Ground	Burnt Bridge Creek	Columbia Shores	Discovery Corridor Area	Downtown Vancouver	Fisher Swale	Fruit Valley		La Center Junction	Port of Camas/ Washougal	Port of Vancouver	Ridgefield Junction	St. Johns	Vancouver Mail	WSU Industrial Park
Commercial																		
0-5	19	75	11	19	23	1	12	86	0	5	Commercial	0	70	0	0	20	81	0
5-10	1	1	6	0	1	0	0	0	0	0	0-5	1	0	0	0	0	1	0
10-20	1	1	1	0	0	0	0	0	0	0	5-10	1	0	0	0	0	0	0
20+	0	0	0	0	0	0	0	0	0	0	10-20	1	0	0	0	0	0	0
											20+	0	0	0	0	0	0	0
Industrial											Industrial							
0-5	18	5	12	17	17	14	39	29	32	71	0-5	1	4	9	12	83	1	0
5-10	2	0	4	4	10	1	4	0	14	10	5-10	1	3	2	7	19	0	0
10-20	2	2	1	9	6	1	0	0	10	6	10-20	3	0	4	5	3	0	0
20+	2	0	0	22	7	0	0	0	13	0	20+	2	6	5	10	3	0	0
Other											Other							
0-5	15	5	5	24	12	0	12	0	1	0	0-5	4	20	0	14	38	37	4
5-10	8	0	0	12	4	1	7	0	0	0	5-10	2	2	0	7	5	3	3
10-20	0	0	1	6	0	0	9	0	1	0	10-20	3	0	0	10	4	0	3
20+	0	0	1	4	0	0	6	0	1	0	20+	3	0	0	2	1	0	2
Redevelopable											Redevelopable							
0-5	70	7	14	25	35	22	161	0	0	0	0-5	4	9	0	38	200	11	3
5-10	20	0	5	3	4	5	14	0	0	0	5-10	2	0	0	10	17	1	4
10-20	2	0	2	5	0	1	11	0	0	0	10-20	3	2	0	13	3	0	2
20+	2	0	4	2	3	0	6	0	0	0	20+	3	1	0	11	2	0	3

VACANT PARCEL TOTALS ONLY:											VACANT PARCEL TOTALS ONLY:							
0-5	52	85	28	60	52	15	63	115	33	76	0-5	5	94	9	26	141	119	4
5-10	11	1	10	16	15	2	11	0	14	10	5-10	4	5	2	14	24	4	3
10-20	3	3	3	15	6	1	9	0	11	6	10-20	7	0	4	15	7	0	3
20+	2	0	1	26	7	0	6	0	14	0	20+	5	6	5	12	4	0	2
sum	68	89	42	117	80	18	89	115	72	92	sum	21	105	20	67	176	123	12

*Battleground Field map was smaller than the actual Battleground Focus Area. Not certain if the entire area was validated in the field.

TABLE A-2: POTENTIAL JOBS AND ACRES BY FPIA

FOCUS AREAS	PARCELS	ACRES	Jobs/acre	JOBS
117th				
Commercial	21	60.48	12	726
Industrial	24	145.41	9	1309
Other	23	79.99	9	720
Total Capacity: Vacant	68	285.88		2754
Redevelopable	94	390.03	9	3510
Total Capacity: 117TH	162	675.91		6265
136TH				
Commercial	77	87.242	12	1047
Industrial	7	40.11	9	361
Other	5	11.962	20	239
Total Capacity: Vacant	89	139.314		1647
Redevelopable	7	9.584	20	192
Total Capacity: 136th	96	148.898		1,839
164th/Columbia Tech Center				
Commercial	18	74.196	12	890
Industrial/BP	17	72.921	20	1458
Other	7	66.197	20	1324
Total Capacity: Vacant	42	213.314		3673
Redevelopable	25	317.192	20	6344
Total Capacity: 164TH	67	530.506		10,017
Battle Ground				
Commercial	19	15.75	12	189
Industrial	52	1109.61	9	9986
Other	46	369.09	12	4429
Total Capacity: Vacant	117	1494.45		14605
Redevelopable	35	261.28	12	3135
Total Capacity: Battle Ground	152	1755.73		17,740
Burnt Bridge Creek				
Commercial	24	41.35	12	496
Industrial	40	501.487	9	4513
Other	16	32.746	9	295
Total Capacity: Vacant	80	575.583		5304
Redevelopable	42	224.987	9	2025
Total Capacity: Burnt Bridge Cr.	122	800.57		7,329
Columbia Shores				
Commercial	1	0.81	12	10
Industrial	16	39.785	9	358
Other	1	5.174	20	103
Total Capacity: Vacant	18	45.769		471
Redevelopable	28	87.701	9	789
Total Capacity: Col. Shores	46	133.47		1,261

TABLE A-2: POTENTIAL JOBS AND ACRES BY FPIA

Discovery Corridor Area				
Commercial	12	14.95	12	179
Industrial	43	107.40	9	967
Other	34	430.20	20	8604
Total Capacity: Vacant	89	552.55		9750
Redevelopable	192	911.94	20	18239
Total Capacity: Discovery Corr.	281	1464.49		27989
Downtown Vancouver*				
Commercial	86	17.553	20	351
Industrial	29	22.21	20	444
Total Capacity: Vacant	115	39.763		795
Redevelopable				2700
Total Capacity: Downtown Vanc.	115	39.763		3,495
Fisher Swale				
Industrial/BP	69	759.589	20	15192
Other	3	36.837	20	737
Total Capacity: Vacant	72	796.426		15929
Total Capacity: Fisher Swale	72	796.426		15,929
Fruit Valley				
Commercial	5	1.792	12	22
Industrial	87	217.71	9	1959
Total Capacity: Vacant	92	219.502		1981
Total Capacity: Fruit Valley	92	219.502		1,981
La Center Junction				
Commercial	2	24.32	12	292
Industrial	7	153.38	9	1380
Other	12	197.93	9	1781
Total Capacity: Vacant	21	375.63	9	3454
Redevelopable	9	45.6	9	410
Total Capacity: La Center Jct.	30	421.23		3,864
Port of Camas/Washougal				
Commercial	70	18.33	12	220
Industrial	13	285.48	9	2569
Other	22	58.39	9	525
Total Capacity: Vacant	105	362.19		3315
Redevelopable	12	63.44	9	571
Total Capacity: Pt. Camas/Wash.	117	425.63		3,886
Port of Vancouver **				
Industrial	na	676.303	9	6087
Total Capacity: Vacant	na	676.303		6087
Total Capacity: Port of Vanc.	na	676.303		6,087

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Ridgefield Junction				
Industrial	34	467.27	9	4205
Other	33	259.29	12	3111
Total Capacity: Vacant	67	726.56		7317
Redevelopable	72	900.94	9	8108
Total Capacity: Ridgefield Jct.	139	1627.50		15425
St. John's				
Commercial	20	29.012	12	348
Industrial	108	430.185	9	3872
Other	48	195.12	9	1756
Total Capacity: Vacant	176	654.317		5976
Redevelopable	222	507.733	9	4570
Total Capacity: St. John's	398	1162.05		10,545
Vancouver Mall				
Commercial/Off	82	51.209	20	1024
Industrial/BP	1	0.942	20	19
Other	40	89.431	20	1789
Total Capacity: Vacant	123	141.582		2832
Redevelopable	12	21.469	20	429
Total Capacity: Vanc. Mall	135	163.051		3,261
WSU Industrial Park				
Other	12	179.5	20	3590
Total Capacity: Vacant	12	179.5		3590
Redevelopable	12	189.1	20	3782
Total Capacity: WSU Ind. Park	24	368.6		7,372

TABLE A-3: ESTIMATED WATER AND SEWER COSTS

			SEWER (350 gal/acre industrial, 700 gal/acre commercial)							WATER (based on 35 gal/connection/day)								TOTAL COST				
Name	Acres	Jobs	Projected sewage (mgd)	Trtmt district/ plant	Available Capacity (mgd)	Trtmt Cost (Fee*1.5*AC)	Collection District	Collection Cost ID + (ft*\$100)	Subtotal Sewer	Projected Domestic (mgd)	Projected Fire flow (gpm)	Water District	Supply cost	Dist Need	Distribut'n cost (Feet * \$65)	Storage Need (gallons)	Storage Cost	Subtotal Water	WATER & SEWER	Total Cost per Job	Notes/Comments	
117th	675.9	6265	0.237	Salmon Creek	8.33	\$3,189,619	3 Hazel Dell B31	\$1,000,193		0.249		85 Vancouver	\$ 1,739,792								Sewer calculated at 350 g/a/d based on Vancouver's measurements. Sewer extensions assumed to within 1250 ft of commercial/industrial parcels. Vancouver Water used 8" service even to commercial and doesn't demand looping if flows are OK. Fire flow calculated at 2000 gpm for 2 hours except in Ridgefield (3,000 gpm for 3 hours). Hazel Dell's sewer plan says it has treatment capacity, but staff says not enough for ALL the FPIAs in district in this period. *Hazel Dell discharge to VW Average 1 mgd w/a Peak flow of 3 mgd per agreement. Water Supply and Sewer Trtmt costs are typically from hook up fees. Treatment cost is before 1 pump sta to Salmon that frees up VW	
							80 A Hazel Dell B 30	\$236,756						Distribution and Storage capacity are not a concern unless filled in.								
							80 A Hazel Dell B29	\$347,910														
							15 Hazel Dell B 32	\$0														
							1 Outside a District			0.000												
							Parcel Srv	\$2,080,000														
117th Total						\$3,189,619		\$3,664,859	\$6,854,478				\$ 1,739,792		\$ 500,500		\$ -	\$ 2,240,292	\$9,094,771	\$1,452		
Columbia Tech Center	530.5	10017	0.186	Vancouver-Marine View	4	\$3,003,597	Vancouver Fisher	\$0		0.195		Vancouver	\$ 2,578,376								May need to add extra length to complete the 192nd St sewer this is supposed to hook to. 192nd is included in the Fisher Swale Area	
							Parcel Srv	\$1,281,000					Parcel Service		\$ 854,100							
CTC Total						\$3,003,597		\$1,281,000	\$4,284,597				\$ 2,578,376		\$ 854,100		\$ -	\$ 3,432,476	\$7,717,073	\$770		
Battle Ground	1755.7	17740	0.307	5 Battle Ground to Salmon Creek	1.97	\$5,675,424	68.5% Battle Ground	PST-1 1,300,000 PS2 300,000		0.647	4500 gpm for 240 minutes reduces to 2000 gpm for 2 hours for sprinklered construction	685 Battle Ground	\$ 3,600,000	16" distribution line in Main ST underway			\$ 203,516				New \$1.5, 2000gpm Well in testing for BG water north of 199th. New 3 MG Meadow Glade Tank for CPU water will serve this area south of 199th.	
			0.307	5 Out / same Either new FM and trunk line needed or new treatment plant discharging to Salmon Creek		\$10,000,000	31.5% Out/ S of 199th, not including Cedars	\$1,020,000				315 CPU	\$ 778,320								Battle Ground will need new treatment capacity due to population, assume \$10,000,000. Plant will draw at least non-Cedar FPIA South of 199th. S.Collection \$4,200 LF would serve mostly residential. Industrial subtotal 9,200 LF, plus 6800 LF oversize @\$150/LF, plus N grid subtotal 19,600 LF is included.	
							Parcel Srv	\$4,440,000					Parcel Service		\$ 936,000							
Battle Ground Total			0.615			\$15,675,424		\$5,460,000	\$21,135,424				\$ 4,378,320		\$ 936,000		\$ 203,516	\$ 5,517,836	\$ 26,653,259	\$1,502	Use % area to calculate water supply& storage, new Treatment Plant.	
Burnt Bridge Creek	800.6	7329	0.280	Vancouver-Westside	15.3	\$2,400,509	Vancouver Burnt Bridge	\$0		0.295		Vancouver	\$ 2,060,667								A great deal of existing water and sewer does not show on the map. Typical for many FPIA.	
							Parcel Srv	\$400,000					Parcel Service		\$ 1,283,750							
BBC Total						\$2,400,509		\$400,000	\$2,800,509				\$ 2,060,667		\$ 1,283,750			\$ 3,344,417	\$6,144,926	\$838		
Columbia Shores	133.5	1261	0.0467145	Vancouver-Marine View	4	\$400,210	Vancouver Columbia	0		0.049173158		Vancouver	\$343,552									
							Parcel Srv	\$0					Parcel Service		\$0							
C Shores Total						\$400,210		\$0	\$400,210				\$ 343,552		\$0			\$ 343,552	\$743,762	\$590		
136th	148.9	1839	0.052	Vancouver-Marine View	4	\$446,471	Vancouver Columbia Slope & Burnt Bridge	\$0		0.055		Vancouver	\$ 383,263									
							Parcel Srv	\$0					Parcel Service		\$0							
136th Total						\$446,471		\$0	\$446,471				\$ 383,263		0			\$ 383,263	\$829,734	\$451		
Discovery Corridor Area	1464.5	27989	0.513	5 Clark Salmon Creek	8.33	\$13,208,009	2 Hazel Dell B25	\$597,828		0.540		Clark Public Utilities	\$ 3,946,449								Hazel Dell indicates potential use of STEP system for part of this area. This is used for much of the area West of I-5.	
							.05 Hazel Dell B21	\$22,950														
							1 Hazel Dell B24	\$0														
							2 Hazel Dell B1	\$261,142														
							.5 Out - Assigned to Clark/Hazel Dell	\$1,056,000		0.000											Trunk Extension of 2 miles for new area in the NE segment of the FPIA. Some new water lines are paid and being installed.	
							Parcel Srv	\$7,349,900					Parcel Service		\$ 2,856,100							
Discovery Total						\$13,208,009		\$9,287,820	\$22,495,829				\$3,946,449		\$2,856,100			\$ 6,802,549	\$29,298,378	\$1,047		
Downtown Vancouver	39.8	795	0.014	Vancouver-Westside	15.3	\$238,381	Vancouver Columbia	\$0		0.015		Vancouver	\$ 204,633								\$0 Vancouver Staff indicate water and sewer lines in downtown sufficient to support intensified use/redevelopment.	
	Esther short	2700	0.095	Vancouver-Westside	15.3	\$809,595	Vancouver Columbia	\$0				Vancouver	\$ 694,980								\$0 1" mtr per 10 employees (restaurants = 1" mtr/6 emps)	
							Parcel Srv	\$0					Parcel Service		\$0							
Downtown Total		3495				\$1,047,976		\$0	\$1,047,976				\$899,613		\$0			\$ 899,613	\$1,947,589	\$557		
Fisher Swale	796.4	15929	0.279	8 Camas	2.3	\$5,411,081	8 Camas	\$1,372,800		0.293		8 Camas use 1" Comm	\$ 5,273,136	1 indst meter per acre seems high. Increase Acres/Meter ?							Water Supply cost at \$11,252 each at 1 /AC. Change to reflect average acre/industrial business? Change sewer meter costs too?	
				2 Vancouver-Marine View	4	\$955,262	2 Vancouver Lacamas	\$0		0.000		2 Vancouver use 1.5 ME /10 jobs	\$ 820,025								Camas sewers at \$65/LF for lower STEP/STEG costs. Vancouver sewers \$100/LF	
							Parcel Srv	\$1,369,000					Parcel Service		\$ 617,500							
Fisher Total						\$6,366,343		\$2,741,800	\$9,108,143				\$6,093,161		\$617,500			\$ 6,710,661	\$15,818,805	\$993		
Fruit Valley	219.5	1981	0.077	Vancouver-Westside	15.3	\$658,177	Vancouver Columbia Slope	\$0		0.081		Vancouver	\$ 564,998	1 meter per 9 emplye							\$0 Many parcels will need to pump up to existing sewers.	
							Parcel Srv	\$0					Parcel Service		\$0							
Fruit Valley Total						\$658,177		\$0	\$658,177				\$564,998		\$0			\$ 564,998	\$1,223,175	\$617		
La Center Junction	421.2	3864	0.147	Out - Assume La Center CPU	0.1	\$1,987,784	Out	\$686,400		0.155	2000gpm 120 minutes	Clark Public Utilities - La Center	\$ 593,934	0.106	\$ 343,200	500,000 (fire flow)	New connection to M. G. Tank				\$0 Used highest sewer rates. Water supply cost at \$3M/mgd. Water distribution lines @ 5289 LF of 12" @ \$65/LF. Storage @ \$1/gal.	
							Parcel Srv	\$2,695,000					Parcel Service		\$ 932,750						La Center sewage plant upgrade can treat Junction or City growth, not both. Would be cheaper for Ridgefield sewers to serve this area.	
La Center Total						\$1,987,784		\$3,381,400	\$5,369,184				\$593,934		\$1,275,950			\$ 1,869,884	\$7,239,069	\$1,873		
Port of Camas /Washougal	425.6	3886		Washougal	2.3	\$3,106,880	Washougal			0.157		Washougal	\$ 3,319,680	Cost at 1 indst meter/acre seems high. Increase acres/meter?							\$0 Looped water line provided to increase fireflow may be eliminated if flows are OK for new uses. Reduces cost per job by about \$100.	
							Parcel Srv	\$0					Parcel Service		\$ 234,000						Washougal hook up fees are very high. Assumption of 1 meter per acre may be too high, as business may occupy many acres.	
Port C/W Total						\$3,106,880		\$0	\$3,106,880				\$3,319,680		\$234,000			\$ 3,553,680	\$6,660,560	\$1,714		
Port of Vancouver	676.3	6087	0.237	Vancouver-	15.3	\$2,027,895	Vancouver	\$0		0.249		Vancouver	\$ 1,740,804								\$0 Service not extended past Lower River Rd. No water looping. Supplemental fire flow from river or looping may be need for certain industries.	
							Parcel Srv	\$1,690,000					Parcel Service		\$ 773,500							
Port V Total						\$2,027,895		\$1,690,000	\$3,717,895				\$1,740,804		\$773,500			\$ 2,514,304	\$6,232,198	\$1,024		

TABLE A-3: ESTIMATED WATER AND SEWER COSTS

			(350 gal/acre industrial, 700 gal/acre commercial)						(based on 35 gal/connection/day)								TOTAL COST				
			Projected sewage (mgd)	Trtmt district/ plant	Available Capacity (mgd)	Trtmt Cost (Fee*1.5*AC)	Collection District	Collection Cost ID + (ft*\$100)	Subtotal Sewer	Projected Domestic (mgd)	Projected Fire flow (gpm)	Water District	Supply cost	Dist Need	Distribut'n cost (Feet * \$65)	Storage Need (gallons)	Storage Cost	Subtotal Water	WATER & SEWER	Total Cost per Job	Notes/Comments
Ridgefield Junction	1627.5	15425	0.570	35 Ridgefield	1.53 (3 per existing list)	\$8,700,000	Upper Gee Creek, etc	\$3,800,000	\$12,500,000	2433 gpm 3.5 mgd	3000gpm 180 minutes	Ridgefield	\$ 510,000	> 288 ERU more booster	\$ 2,077,000	1.3 M	\$ 1,500,000				Water Supply Costs in 1995 dollars for proposed distribution lines: D7 \$192,000 D11 \$427,000 D12 \$182,000 D13 \$394,000 D14\$210,000 D18 \$385,000 D20 \$287,000. Cheaper FF storage from CPU?
							Parcel Srv	\$2,650,000					Parcel Service	\$ 1,883,700							(Total Treatment Upgrade \$ included, but would serve residential too.)
Ridgefield Total						\$8,700,000		\$6,450,000	\$15,150,000				\$510,000		\$3,960,700		\$1,500,000	\$ 5,970,700	\$21,120,700	\$1,369	Sewer costs in 1993 dollars plus 40%
St. John's	1162.1	10545	0.407	Clark Salmon Creeek	8.33	\$3,290,228	.15 Hazel Dell B14	\$1,729,825		0.428		.5 Vancouver	\$ 1,495,558								Several Hazel Dell Basins plus Vancouver comprise this FPIA sewers. Basins could be funded separately.
							.15 Hazel Dell B37	\$237,243													
							.15 Hazel Dell b 38	\$816,651													
							.15 Hazel Dell B39	\$0													
				Vancouver Westside*	1	\$1,263,914	.15 Hazel DellB45	\$88,453													
				.25 Vancouver-Westside	15.3	\$871,102	0.25 Vancouver Burnt Bridge	\$0				.5 Clark Public Utilities	\$ 819,245								
							Parcel Srv	\$2,287,000					Parcel Service	\$ 1,261,000							
St. John's Total						\$5,425,244		\$5,159,172	\$10,584,416				\$2,314,804		\$1,261,000		\$0	\$ 3,575,804	\$14,160,220	\$1,343	
Vancouver Mall	163.1	3261	0.057	.9 Vancouver-Westside	15.3	\$880,030	.9 Vancouver Burnt Bridge	\$0		0.060		Vancouver	\$ 839,381								
				.1 Clark Salmon Creek	8.33	\$76,944	.1 Hazel Dell B 35	\$0													
							Parcel Srv	\$0					Parcel Service	\$0							
Mall Total						\$956,974		\$0	\$956,974				\$839,381		\$0			\$ 839,381	\$1,796,355	\$551	Mall area already served by utilities.
WSU Industrial Park	368.6	7372	0.129	Clark County Salmon Creek	8.33	\$3,478,847	.35 Hazel Dell B5	\$286,339		0.136		Clark Public Utilities	\$ 1,039,452								Water and sewer lines extended outside FPIA to provide good connections.
							.2 Hazel Dell B2	\$1,235,383													
							Hazel Dell B3	\$0													
							Parcel Srv	\$2,390,000					Parcel Service	\$ 884,000							
WSU Total						\$3,478,847		\$3,911,722	\$7,390,569				\$1,039,452		\$884,000			\$ 1,923,452	\$9,314,021	\$1,263	
TOTAL	11410	147780	4.553						\$ 128,007,731									\$ 50,486,863	\$ 165,994,594	\$1,123	Average cost per job (not including individual service lines)

TABLE A-4: ESTIMATED STORMWATER/ENVIRONMENTAL MITIGATION COSTS

	Cost per acre	Vacant ind & comm acreage	Costs on vac ind & comm acreage (B*C)	Redevel & other vacant acreage	Factor to reduce on redev & other	Costs on redev & other vacant (B*E*F)	Subtotal	Ditch/flood- related improve- ments	Total costs
117th	25,000	206	\$ 5,147,250	470.02	75%	\$ 8,812,875	\$ 13,960,125	300,000	\$ 14,260,125
136th	25,000	127.35	\$ 3,183,800	21.55	50%	\$ 269,325	\$ 3,453,125		\$ 3,453,125
164th/ Columbia Tech Center	25,000	147.12	\$ 3,677,925	383.39	50%	\$ 4,792,363	\$ 8,470,288	800,000	\$ 9,270,288
Battle Ground n. of Salmon cr	49,000	996	\$ 48,821,640	630.37	70%	\$ 21,621,691	\$ 70,443,331	600,000	\$ 74,268,331
Battle Ground s of Salmon cr	25,000	129	\$ 3,225,000	0	50%	\$ -	\$ 3,225,000		
Burnt Bridge Creek, n & w	25,000	411	\$ 10,275,925	186	50%	\$ 2,326,663	\$ 12,602,588	150,000	\$ 20,964,988
Burnt Bridge Creek, s	49,000	131.8	\$ 6,458,200	71.6	50%	\$ 1,754,200	\$ 8,212,400		
Columbia Shores	10,000	40.60	\$ 405,950	92.88	50%	\$ 464,375	\$ 870,325		\$ 870,325
Discovery Corridor	49,000	122	\$ 5,995,248	1342.14	85%	\$ 55,900,131	\$ 61,895,379	350,000	\$ 62,245,379
Downtown Vancouver	10,000	39.76	\$ 397,630	0	50%	\$ -	\$ 397,630		\$ 397,630
Fisher Swale	49,000	759.59	\$ 37,219,861	36.84	90%	\$ 1,624,512	\$ 38,844,373		\$ 38,844,373
Fruit Valley	49,000	219.50	\$ 10,755,598	0	50%	\$ -	\$ 10,755,598		\$ 10,755,598
La Center Junction	49,000	178	\$ 8,707,300	243.53	90%	\$ 10,739,541	\$ 19,446,841		\$ 19,446,841
Port of Camas-Washougal	49,000	303.80	\$ 14,886,396	121.82	50%	\$ 2,984,639	\$ 17,871,035		\$ 17,871,035
Port of Vancouver*	49,000	676.00	\$ 33,124,000	0	50%	\$ -	\$ 33,124,000		\$ 33,124,000
Ridgefield Junction	49,000	467	\$ 22,896,230	1160.23	80%	\$ 45,481,134	\$ 68,377,364	300,000	\$ 68,677,364
St. Johns Corridor	49,000	459.20	\$ 22,500,653	702.85	75%	\$ 25,829,848	\$ 48,330,501	800,000	\$ 49,130,501
Vancouver Mall	25,000	52.15	\$ 1,303,775	110.90	50%	\$ 1,386,250	\$ 2,690,025		\$ 2,690,025
WSU Industrial/Research Park	49,000	0	\$ -	368.60	80%	\$ 14,449,120	\$ 14,449,120	150,000	\$ 14,599,120

TABLE A-5: SUMMARY OF TOTAL ESTIMATED COSTS BY FPIA

FPIA	Sewer	Water	Transportation	Fire and EMS	Electrical	Stormwater/ Environmental Mitigation	Total	Other Potential Cost Considerations
117th	\$6,854,478	\$2,240,292	\$69,600,000	\$2,050,000	\$425,000	\$14,260,125	\$95,429,895	- 56% of job capacity from redevelopment; some portions outside sewer districts; 2 water providers & 2 sewer providers
136th	\$446,471	\$383,263	\$32,100,000	\$0	\$480,000	\$3,453,125	\$36,862,859	- many small lots
164th/ Columbia Tech Center	\$4,284,597	\$3,432,476	\$59,700,000	\$0	\$625,000	\$9,270,288	\$77,312,361	- 63% of job capacity from redevelopment
Battle Ground	\$21,135,424	\$5,517,836	\$197,700,000	\$8,330,000	\$8,950,000	\$74,268,331	\$315,901,591	- dispersed industrial and commercial zones; large-lot residential mixed in; 2 water providers & 2 sewer providers; some areas not in service districts
Burnt Bridge Creek	\$2,800,509	\$3,344,417	\$57,500,000	\$0	\$4,775,000	\$20,964,988	\$89,384,914	
Columbia Shores	\$400,210	\$343,552	\$8,100,000	\$1,900,000	\$395,000	\$870,325	\$12,009,087	-63% of job capacity from redevelopment
Discovery Corridor	\$22,495,829	\$6,802,549	\$283,000,000	\$33,000	\$4,000,000	\$62,245,379	\$378,576,757	- 65% of job capacity from redevelopment; some parts outside sewer districts
Downtown Vancouver	\$1,047,976	\$899,613	\$3,500,000	\$0	\$0	\$397,630	\$5,845,219	- small lots; 77% of job capacity from redevelopment
Fisher Swale	\$9,108,143	\$6,710,661	\$10,500,000	\$0	\$4,475,000	\$38,844,373	\$69,638,177	- 3 water providers & 2 sewer providers
Fruit Valley	\$658,177	\$564,998	\$19,100,000	\$1,950,000	\$2,550,000	\$10,755,598	\$35,578,773	
La Center Junction	\$5,369,184	\$1,869,884	\$41,000,000	\$0	\$4,200,000	\$19,446,841	\$71,885,909	- 2 water and 2 sewer providers; some areas outside sewer districts; no vacant industrial or commercial parcels
Port of Camas- Washougal	\$3,106,880	\$3,553,680	\$51,100,000	\$0	\$4,400,000	\$9,117,875	\$71,278,435	
Port of Vancouver	\$3,717,895	\$2,514,304	\$14,800,000	\$2,050,000	\$7,100,000	\$33,124,000	\$63,306,199	- 2 water providers; some land outside sewer districts; over 50% job capacity from redevelopment
Ridgefield Junction	\$15,150,000	\$5,970,700	\$168,400,000	\$3,580,000	\$6,950,000	\$68,677,364	\$268,728,064	- 2 water providers; some land outside sewer districts; 53% job capacity from redevelopment
St. Johns Corridor	\$10,584,416	\$3,575,804	\$61,200,000	\$0	\$6,800,000	\$49,130,501	\$131,290,721	- 43% job capacity from redevelopment
Vancouver Mall	\$956,974	\$839,381	\$4,700,000	\$2,050,000	\$400,000	\$2,690,025	\$11,636,380	- many small lots; 55% of job capacity from vacant "other"
WSU Industrial/ Research Park	\$7,390,569	\$1,923,452	\$78,100,000	\$4,180,000	\$225,000	\$14,599,120	\$106,418,141	- 50% job capacity from vacant "other"; about 50% from redevelopment; 2 sewer providers and some land not in sewer districts

A-5: Costs to Develop

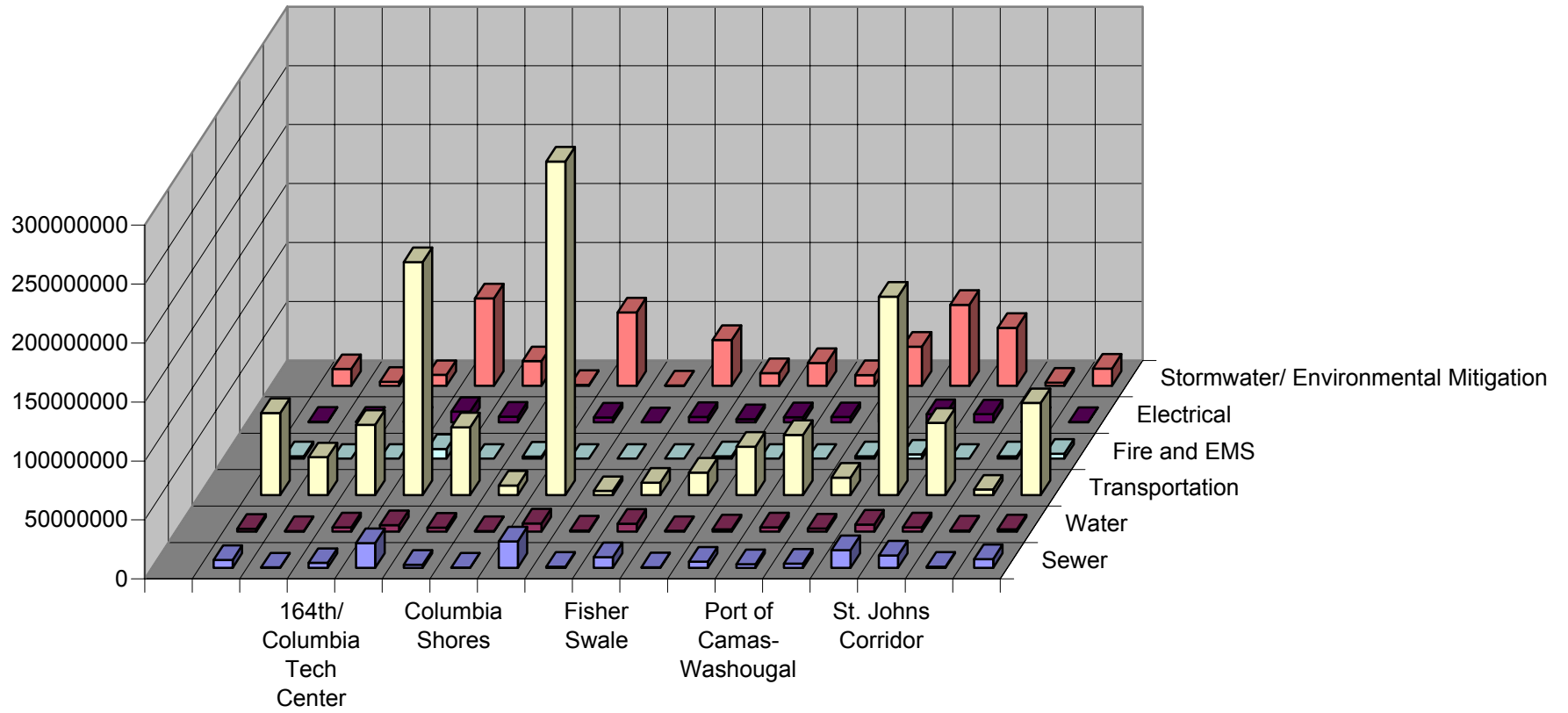


TABLE A-6: ESTIMATED COSTS PER JOB

FPIA			
	Vacant Industrial and Commercial	Vacant Industrial & Commercial & Redevelopable	Vacant Industrial, Commercial, Redevelopable & Vacant "Other"
Downtown Vancouver	7,350	1,672	1,672
Vancouver Mall	11,156	7,903	3,568
Fisher Swale	4,584	4,584	4,372
164th/ CTC	32,916	8,894	7,718
Columbia Shores	32,652	10,379	9,527
Port of Vancouver	10,401	10,401	10,401
Burnt Bridge Cr.	17,843	12,707	12,196
St. Johns Corridor	31,113	14,937	12,450
Discovery Corridor	330,338	19,530	13,526
WSU Industrial Park	no vacant industrial or commercial land	28,138	14,435
117th	46,907	17,211	15,233
Ridgefield Junction	63,900	21,823	17,421
Battle Ground	31,045	23,733	17,807
Fruit Valley	17,961	17,961	17,961
Port of Camas-Washougal	25,555	21,213	18,344
La Center Junction	42,987	34,516	18,604
136th	26,183	23,045	20,047

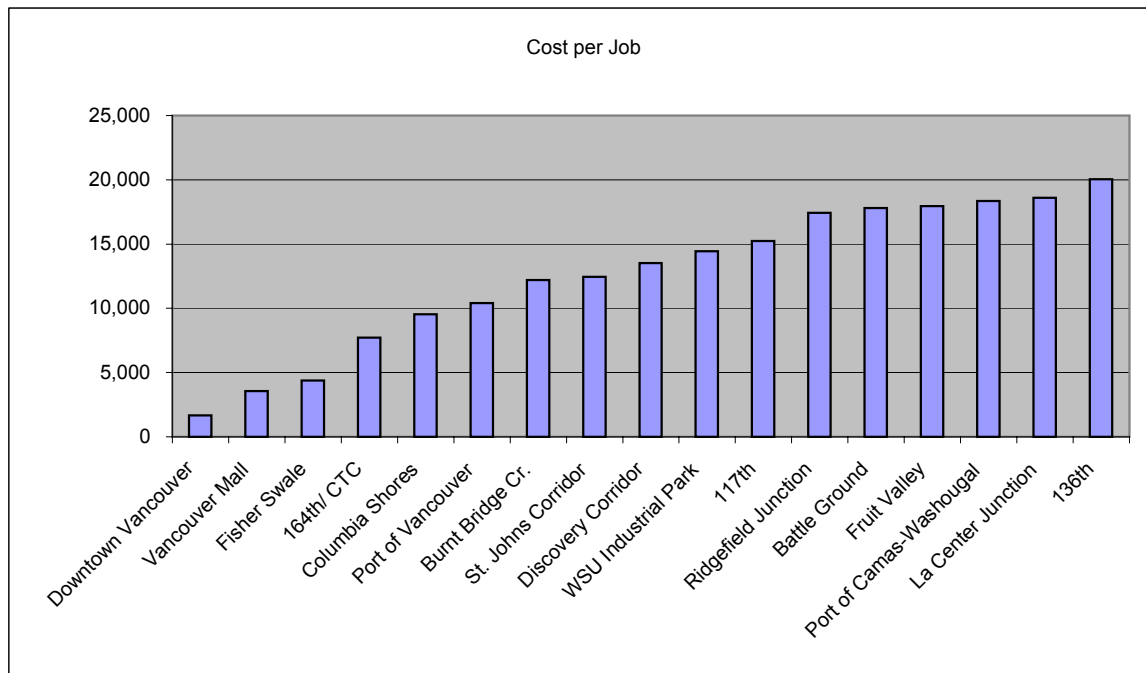


TABLE A-7: ESTIMATED COSTS PER ACRE

FPIA	Vacant Industrial and Commercial	Vacant Industrial & Commercial & Redevelopable	Vacant Industrial, Commercial, Redevelopable & Vacant "Other"
Vancouver Mall	\$ 223,129	\$ 158,060	\$ 71,367
Fisher Swale	\$ 91,679	\$ 91,679	\$ 87,438
Columbia Shores	\$ 295,827	\$ 93,605	\$ 89,976
Port of Vancouver	\$ 93,606	\$ 93,606	\$ 93,606
Burnt Bridge Creek	\$ 164,663	\$ 116,413	\$ 111,652
St. Johns Corridor	\$ 285,914	\$ 135,781	\$ 112,982
117th	\$ 463,499	\$ 160,139	\$ 141,187
164th/ Columbia Tech Center	\$ 525,516	\$ 166,511	\$ 145,733
Downtown Vancouver	\$ 147,001	\$ 147,001	\$ 147,001
Fruit Valley	\$ 162,089	\$ 162,089	\$ 162,089
Ridgefield Junction	\$ 575,102	\$ 196,408	\$ 165,117
Port of Camas-Washougal	\$ 234,620	\$ 194,092	\$ 167,467
La Center Junction	\$ 404,535	\$ 321,925	\$ 170,657
Battle Ground	\$ 280,712	\$ 227,818	\$ 179,926
136th	\$ 289,456	\$ 269,198	\$ 247,571
Discovery Corridor	\$ 3,094,161	\$ 366,025	\$ 258,504
WSU Industrial Park	no vacant industrial or commercial land	\$ 562,761	\$ 288,709

